

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charleston**

State: **SC**

PJ's Total HOME Allocation Received: **\$11,856,041**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 8			
% of Funds Committed	94.70 %	96.87 %	7	94.94 %	49	51	
% of Funds Disbursed	84.38 %	87.85 %	6	84.35 %	38	37	
Leveraging Ratio for Rental Activities	13.89	6.3	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	84.78 %	91.00 %	6	81.38 %	25	31	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.54 %	66.26 %	3	68.05 %	75	79	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	93.79 %	82.50 %	4	79.65 %	72	79	
% of 0-30% AMI Renters to All Renters***	43.69 %	36.48 %	6	44.76 %	45	46	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.31 %	94.35 %	5	94.31 %	37	40	
Overall Ranking:			In State:	3 / 8	Nationally:	73	74
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,255	\$13,582		\$25,245	483 Units	81.00 %	
Homebuyer Unit	\$27,274	\$34,674		\$14,395	30 Units	5.00 %	
Homeowner-Rehab Unit	\$11,964	\$21,979		\$20,186	83 Units	13.90 %	
TBRA Unit	\$0	\$548		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental

\$108,114
\$72,229
\$88,539

Homebuyer

\$130,756
\$9,122
\$71,594

Homeowner

\$14,027
\$22,779
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	27.9	6.7	2.4	0.0
Black/African American:	70.9	90.0	97.6	0.0
Asian:	0.9	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.2	3.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	67.0	20.0	47.0	0.0
2 Persons:	13.8	26.7	31.3	0.0
3 Persons:	11.3	23.3	6.0	0.0
4 Persons:	4.3	6.7	8.4	0.0
5 Persons:	2.6	6.7	3.6	0.0
6 Persons:	1.1	6.7	2.4	0.0
7 Persons:	0.0	10.0	0.0	0.0
8 or more Persons:	0.0	0.0	1.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	14.9	16.7	13.3	0.0
Elderly:	58.1	10.0	68.7	0.0
Related/Single Parent:	23.2	36.7	7.2	0.0
Related/Two Parent:	2.3	26.7	4.8	0.0
Other:	1.5	10.0	6.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	44.3	0.0 [#]
HOME TBRA:	0.0	
Other:	1.3	
No Assistance:	54.5	

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston State: SC Group Rank: 73
(Percentile)
State Rank: 3 / 8 PJs Overall Rank: 74
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	84.78	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	85.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	93.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	97.31	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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